

EXECUTIVE SUMMARY
FY 2000-'04 MARICOPA URBAN COUNTY
CONSOLIDATED PLAN

The Maricopa County Community Development Agency is the entitlement grantee for CDBG funds covering the Maricopa Urban County region, and as such is the lead entity in preparing the Consolidated Plan for the jurisdiction.

SECTION 1.0: MARKET CONDITIONS AND NEEDS ASSESSMENT

To date, available federal, state, local, and private housing resources have assisted only a limited amount of those in need. Of the total need outlined above, many of these households are cost burdened or severely burdened, paying from 30% to 50% of their income for housing. From a survey conducted in the Consortium service area, there are significant waiting lists in effect for federal rental assistance programs. Often, waiting lists are over 18 months in duration. In FY '00, it is estimated that 33,200 households earning less than 80% of the county median within the Urban county are in distress, and expected to rise to 37,800 in FY '04. It is estimated that at least 13,000 homeless persons presently reside in Maricopa County, and these individuals require emergency and transitional housing facilities, as well as a host of social services. Frail elderly, disabled persons, AIDs victims, migrant and seasonal farmworkers, etc. and seriously mentally ill individuals all represent major special populations in the Consortium service area in need of supportive housing facilities and services. The unique needs of these target groups are identified in more detail in the CP. Generally, the facilities and services presently committed and available to serve these persons are not adequate.

Maricopa County is experiencing sustained economic and employment growth. Prevailing economic conditions are quite strong with residential single-family permitting at all time high levels and multi-family market conditions inducing escalating rental rates. For sale vacancy rates in single-family homes are quite low, as are multi-family rates. Virtually all of the multi-family permitting activity has been for middle and high income individuals and families. The rapid escalation in home values and apartment rental rates is stressing stock availability for lower income persons in need of assistance. Recent hikes in mortgage interest rates coupled with rising land and labor costs are exacerbating housing affordability for persons in need. The Maricopa HOME Consortium intends on capitalizing on existing market conditions by stimulating the rehabilitation of owner occupied dwellings; pursuing acquisition and rehabilitation opportunities; fostering homeownership opportunities for lower income, credit-worthy borrowers; stimulating the production of multi-family production for lower income families; and seeking to address the needs of homeless persons and those with special needs through homeless prevention and the support of emergency, transitional and permanent housing opportunities for those in need with needed support services.

SECTION 2.0: FIVE-YEAR (FY 2000-FY 2004) NON-HOUSING STRATEGIC PLAN

From FY 2000 to FY 2004, it is estimated that \$265.7 million in CDBG eligible, priority, non-housing community development needs exist within the Maricopa Urban County region. These figures have been derived from adopted municipal and county community development plans by all units of local government and unincorporated areas. In assessing local needs, representatives of local governments drew information from their capital improvement plans, general plans, public input and other relevant information. Community development (non-housing, CDBG eligible needs) were as follows: public facilities - \$61 million; infrastructure - \$119 million; public services - \$13 million; anti-crime -

\$510,000; youth programs - \$15 million; senior programs - \$19 million; economic development - \$36 million; and, planning at \$150,000. Under guidance from the Maricopa County Community Development Advisory Committee (CDAC), the Maricopa County CDD has proposed a series of strategies to address its priority, housing and community development needs. They include, but are not limited to, the following:

- Stimulate the investment of other public and private resources with CDBG resources.
- Strategically assist units of local government and unincorporated regions secure and administer CDBG resources to address priority needs.
- Strategically commit CDBG resources to public facility projects to induce the provision of needed public services to applicants.
- Strategically invest CDBG resources to serve the maximum number of low and moderate income persons from projects assisted.
- Strategically invest CDBG resources to arrest neighborhood decline, foster the economic vitality of the region, stimulate investment and further neighborhood revitalization and redevelopment.
- Explore and submit if feasible a Neighborhood Revitalization Strategy to foster the economic empowerment of Urban County residents on a continuing basis.

While not treated in the Maricopa Urban County CP (located in the Maricopa HOME Consortium CP), residential development is also needed in the region from FY 2000 - FY 2004. Priorities have been established on a regional basis. These priorities range from a high priority assigned to owner households in need, to medium and high for varying categories of renters. With respect to the needs of homeless persons and populations requiring supportive housing assistance, medium and high priorities were assigned. Refer to HUD CP Table 1A and 2A in the Consortium document for more detail.

With respect to the needs of homeless persons and special populations, the continuum of care has been identified in the plan. The Maricopa HOME Consortium has focused on homeless prevention, support for a variety of homeless facilities within its service area, and addressing homelessness in Maricopa County on a regional basis. Funding to be committed for homeless persons and those special populations in need of supportive housing is subject to the availability of Federal, State and Local resources, the specific policy of objectives of local governing bodies, as well as the quality of proposals ultimately offered. Refer to Section 2 of the Maricopa HOME Consortium for further information.

The Maricopa HOME Consortium strategic plan also includes detailed efforts associated with: policies to be undertaken to affirmatively further fair housing; encourage homeownership and project management by public housing residents; reduce the number of persons in poverty; identify and eliminate barriers to affordable housing production through focused technical assistance efforts, the development of needed incentive programs and other related activities; foster lead based paint abatement and evaluation; and identify the affordable housing and community development resources available as well as proposed leveraging efforts and compliance with applicable match restrictions.

ANNUAL PLAN (FY 2000)

In the forthcoming fiscal year in the Maricopa Urban County region, it is estimated that with about \$3,439,000 in anticipated CDBG resources in FY 2000, a variety of projects are being proposed to be funded by the Maricopa County Community Development Advisory Committee, as follows:

Aguila (Helipad Construction/Fire District) - \$100,000
Avondale/Las Ligas (Street Improvements) - \$315,000
Buckeye (Street Improvements) - \$240,000
Countywide-Sun Sounds - \$23,625
East Valley/Counseling Facility - \$195,000
El Mirage (Water Improvements) - \$300,000
Gila Bend (Street Improvements) - \$355,000
Goodyear (Housing Rehab) - \$150,000
Guadalupe (S/F Housing Rehab) - \$300,000
Queen Creek (Park Improvements) - \$50,000
Buckeye (Health Facility) - \$52,554
Surprise (Senior Center) - \$300,000
Tolleson (S/F Housing Rehab) - \$200,000
Wickenburg (Senior Respite Center) - \$128,039
Youngtown (Street Improvements) - \$90,299
Fair Housing - \$95,000
Administration - \$544,483
HURF - \$300,000
Total - \$3,739,000

HOME funds are anticipated to be committed to the following jurisdictions:

CSA/Maricopa County Rental Housing Project - \$380,000.
CSA/First Time Homebuyer Support - \$118,336.
Guadalupe (New S/F Housing Construction). - \$200,000
Queen Creek (S/F Rehab) - \$100,000
Administration - \$202,204
Total Urban County - \$1,000,540

Refer to the FY 2000 Urban County Annual Plan and the FY 2000 Maricopa HOME Consortium Annual Plan for further details.